

**SUB2014-00043 / CO 13-0101 / KISSEL**

Doug Rion to: Stephanie Fuhs

05/05/2015 11:24 AM

From: Doug Rion/PubWorks/COSLO  
To: Stephanie Fuhs/Planning/COSLO@Wings

Stephanie,

Revised tentative map now meets Title 21 requirements. Good to go !

Doug Rion  
County Surveyor  
San Luis Obispo County Public Works Dept.  
805-781-5265  
drion@co.slo.ca.us



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

**MEMORANDUM**

Date: March 3, 2015  
To: Stephanie Fuhs, South County Team Planner  
From: Glenn Marshall, Development Services Engineer

**Subject: Public Works Comments and Recommended Conditions of Approval for SUB2014-00043, CO 13-0101, Kissel A 2 lot Parcel Map located on Orcutt Road**

Thank you for the opportunity to provide information on the proposed subject project referral. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

**1. PUBLIC WORKS REQUESTS AN INFORMATION HOLD**

1. The Tentative Map requires additional information, see attached checklist
2. At the time the project referral was received by Public Works on February 24, 2015 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
3. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):  
  
"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."
4. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project. Recommend project be forwarded to the City for their review and comments.

### **Recommended Public Works Conditions of Approval**

#### **Access and Improvements:**

Road and/or streets to be constructed to the following standards, unless design adjustments are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:

- a. Tiburon Way shall be widened to complete the project side of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
- b. Calle Crotalo shall be widened to complete the project side of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
- c. Sequoia Drive shall be widened to complete the project side of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
- d. All existing driveway approaches shall be reconstructed in accordance with County Public Improvement Standard B-1 series drawings for rural driveways. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.

#### **Improvement Plans:**

Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:

- a. Street plan and profile.
- b. Drainage ditches, culverts, and other structures (if drainage calculations require).
- c. Water plan (County Environmental Health).
- d. Sewer plan (County Environmental Health).
- e. Grading and erosion control plan for subdivision related improvement locations.
- f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
- g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.

The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:

- a. Submit a copy of all such permits to the Department of Public Works OR
- b. Document that the regulatory agencies have determined that said permit is not required.

**Drainage:**

All project related drainage shall be designed and constructed in accordance with the recommendations of the San Luis Creek Watershed Drainage Design Manual.

The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

**Utilities:**

All new and existing electric, telephone and/or cable television lines shall be installed underground and service laterals stubbed to each lot.

Gas lines shall be installed and service laterals stubbed to each lot.

**Fees:**

The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City road impact fees applicable to this project include:

- a. [Planner should coordinate applicable road fees with the City of San Luis Obispo]

**Additional Map Sheet:**

The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

- a. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
- b. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- c. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.

**Miscellaneous:**

This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

**RECEIVED**

DATE: 2/24/2015

TO: Env. Health

FEB 25 2015

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)  
South County Team / Development Review

SR 14341

Environmental Health

**PROJECT DESCRIPTION:** SUB2014-00043 CO13-0101 KISSEL -- Proposed parcel map to divide one parcel of 7.4 acres into two parcels of 2.0 acres and 5.4 acres. Site location is 1610 Calle Crotalo, San Luis Obispo. APN: 076-532-039

Return this letter with your comments attached no later than: 14 days from receipt of this referral.  
CACs please respond within 60 days. Thank you.

## PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

## PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Starks community water & on-site wastewater. Please see  
attached & note soils testing on under parcel. Thank you.

2/27/15  
Date

[Signature]  
Name

X5551  
Phone



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

**Public Health Department**

Jeff Hamm  
Health Agency Director

Penny Borenstein, M.D., M.P.H.  
Health Officer



**Public Health**  
Prevent. Promote. Protect.

February 24, 2015

William Rebik  
ATGeoSystems  
3590 Sacramento Dr., Ste 110  
San Luis Obispo, CA 93401

**Re: Tentative Parcel Map CO 13-0101 - KISSEL**  
**APN: 076-532-039**

Water Supply

This office is in receipt of a **preliminary** can and will serve letter (Letter of Intent) from the Afuera de Chorro Mutual Water Co. dated January 29, 2015 to provide water to the above referenced project.

Be advised that a final "will serve" letter from the water company shall be obtained and submitted to this office for review and approval stating there are operable water facilities immediately available for connection to each of the parcels created prior to recordation of the final map. Water main extensions and related facilities may be bonded for, subject to the approval of County Public Works and Environmental Health Services. This bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems for feasibility purposes. Soil testing, to include three percolation tests and one deep soil boring, shall be performed on the undeveloped lot (proposed parcel 2) prior to recordation of the final map. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer. The exhibit provided for preliminary approval reveals that proposed parcel 1 has an existing septic system. Please provide documentation of any maintenance or problems that have occurred on this system prior to hearing.

Tentative **Parcel Map CO 13-0101** is approved for Health Agency subdivision map processing.

LESLIE A. TERRY, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c: Afuera de Chorro Mutual Water Co.



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

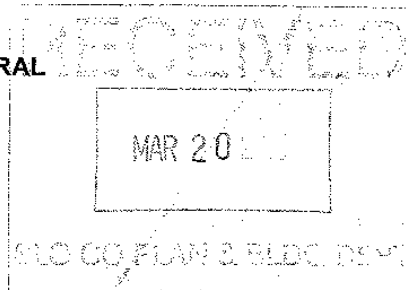
DATE: 2/24/2015

TO:

Gen Servs - Parks

FROM:

Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)  
South County Team / Development Review



**PROJECT DESCRIPTION:** SUB2014-00043 CO13-0101 KISSEL – Proposed parcel map to divide one parcel of 7.4 acres into two parcels of 2.0 acres and 5.4 acres. Site location is 1610 Calle Crotalo, San Luis Obispo. APN: 076-532-039

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

#### PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

#### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

#### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please condition to pay Quimby fees

3/18/15  
Date

B. Kavanaugh  
Name

781-4089  
Phone



**Community Development**

919 Palm Street, San Luis Obispo, CA 93401-3249  
805.781.7170  
slcity.org

March 16, 2015

Stephanie Fuhs  
Department of Planning and Building  
County of San Luis Obispo  
976 Osos St., Rm. 300  
San Luis Obispo, CA 93408

**SUBJECT: Proposed two-lot parcel map to divide one parcel of 7.4 acres into two parcels of 2.0 acres and 5.4 acres at 1610 Calle Crotalo (SUB2014-00043)**

This letter serves as the City of San Luis Obispo's comment letter on the proposed parcel map subdividing the existing 7.4 acre parcel into two parcels of 2.0 acres and 5.4 acres.

The 2005 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space, and we appreciate this opportunity to provide input. The Community Development Department has noted important City policies for consideration during the evaluation of the project and by the Subdivision Review Board. The project site is located within the City of San Luis Obispo's Greenbelt area and in an important transition area near the City's urban reserve line.

**Land Use Element Policy**

**Land Use Element Policy** – Land Use Designations Outside the LUCE Planning Subarea: The City does not support any further subdivision of land within the City's Greenbelt area; however, if any new lots are permitted, they should be a minimum of 20 acres in size or greater.

**LUE 1.7.4 Parcel Sizes and Density** – The City shall discourage the County from creating new parcels within the greenbelt, with the exception of those permitted under policy 1.8. Outside of clusters, allowed parcel sizes within the greenbelt should be no less than 10 acres and preferably 20 acres or larger.

**LUE 1.9.1 Parcel Sizes** – In the greenbelt, the City may allow, and the City shall encourage the County to allow, smaller sizes only when:

1. All new dwellings are clustered contiguously;
2. At least 90% of the site area is permanently protected as open space;
3. Agricultural easements are placed on prime agricultural lands outside the cluster.



City of San Luis Obispo referral response  
Kissell Parcel Map (SUB 2014-00043)

**Conservation and Open Space Element Policy**

**7.7.1 Protect natural communities (Programs 7.7.1 – 7.7.9)**

The City will do the following in support of natural communities and will encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility and jurisdiction:

**7.7.9 Creek setbacks.** (Please see the attached Conservation and Open Space Element policies regarding creeks and subdivision and open space resources in a subdivision (Figure 8) which may be appropriate to consider in evaluation of the project and conditions of approval.

**Conservation and Open Space Policy 8.2.1 - Open Space Preserved:** The City will preserve as open space or agriculture the undeveloped and agricultural land outside the urban reserve line, including the designated Greenbelt as shown in Figure 5, and will encourage individuals, organizations and other agencies to do likewise.

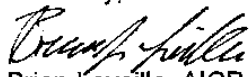
Discussion: The proposed subdivision is not consistent with City policies regarding further subdivision of land within the greenbelt, nor is the proposed subdivision expressly part of strategy to permanently preserve agriculture and/or open space. If the County considers the request, the City requests consideration of clustering the development areas and securing easements to retain the remainder in open space.

Thank you for considering City Community Development Department comments on the proposed project.

The City requests to continue to be notified/consulted on further project review such as any significant project modifications, environmental review, and upcoming hearings.

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail: [bleveille@slocity.org](mailto:bleveille@slocity.org)

Sincerely,



Brian Leveille, AICP

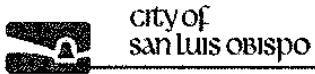
Senior Planner

Long Range Planning

City of San Luis Obispo, Community Development Department

Attachments: Conservation and Open Space Element Programs 7.7.1-7.7.9 & Figure 8:  
Open Space Resources in a Subdivision

CC: San Luis Obispo City Council  
Derek Johnson, Community Development Director



## Conservation and Open Space

### THE GENERAL PLAN

be selective (its effect limited to the target species so far as possible), and it shall be applied selectively.

#### 7.7 Programs

##### 7.7.1 Protect natural communities.

The City will do the following in support of natural communities and will encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility and jurisdiction:

##### 7.7.2 Implement the Natural Communities policies above.

##### 7.7.3 Participate in any area-wide planning efforts such as Habitat Conservation Plans under the U.S. Endangered Species Act.

##### 7.7.4 Participate in environmental review conducted by other agencies for projects that could affect natural communities in the San Luis Obispo planning area.

##### 7.7.5 Develop and maintain current benchmark information on habitat types and conditions.

For listed species, species of local concern and California Native Plant Society listed species, develop and maintain benchmark information on the known and likely locations of populations, population number and density estimates, limiting factors, environmental threats and other pertinent information for use in planning and environmental review.

##### 7.7.6 Replace invasive, non-native vegetation with native vegetation.

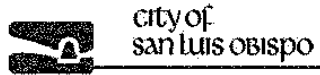
The City and private development will protect and enhance habitat by removing invasive, non-native vegetation that detracts from habitat values and by replanting it with native California plant species. The Natural Resources Manager will prioritize projects and enlist the help of properly trained volunteers to assist in non-native vegetation removal and replanting when appropriate.

##### 7.7.7 Preserve ecotones.

Condition or modify development approvals to ensure that "ecotones," or natural transitions along the edges of different habitat types, are preserved and enhanced because of their importance to wildlife. Natural ecotones of particular concern include those along the margins of riparian corridors, marshlands, vernal pools, and oak woodlands where they transition to grasslands and other habitat types.

##### 7.7.8 Protect wildlife corridors.

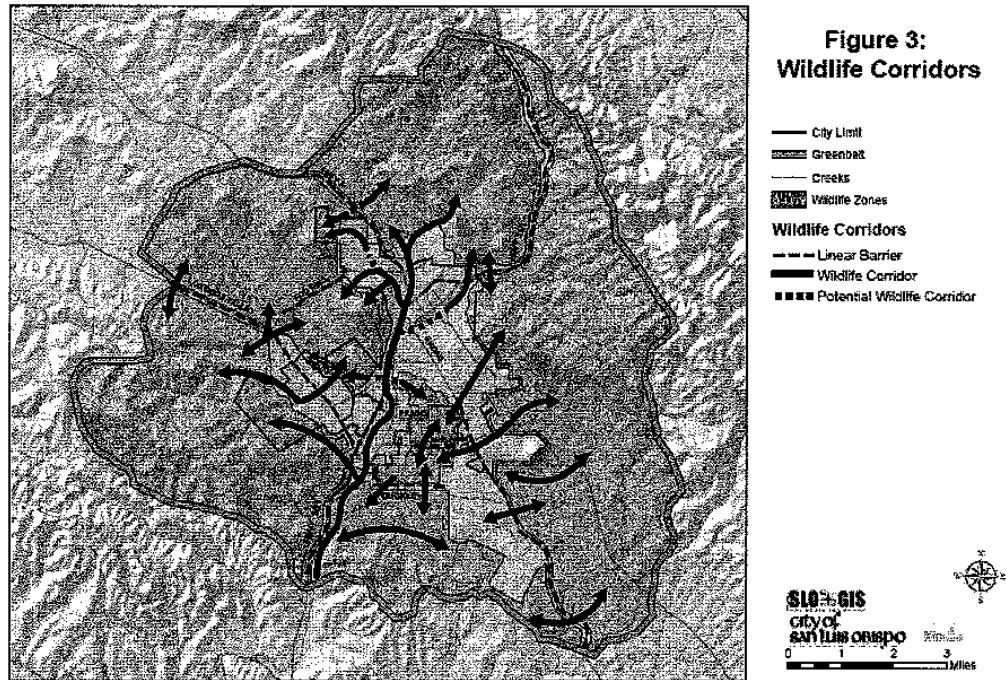
Condition development permits in accordance with applicable mitigation measures to ensure that important corridors for wildlife movement and dispersal are protected. Features of particular importance to wildlife include riparian corridors, wetlands, lake shorelines, and protected natural areas with cover and water. Linkages and corridors shall be provided to maintain connections between habitat areas.

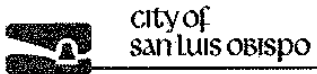


## Conservation and Open Space

### THE GENERAL PLAN

Figure 3: Wildlife Corridors





## Conservation and Open Space

### THE GENERAL PLAN

#### 7.7.9 Creek Setbacks

As further described in the Zoning Regulations, the City will maintain creek setbacks to include: an appropriate separation from the physical top of bank, the appropriate floodway as identified in the Flood Management Policy, native riparian plants or wildlife habitat and space for paths called for by any City-adopted plan (Figure 4). In addition, creek setbacks should be consistent with the following:

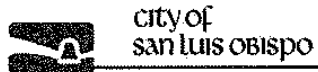
- A. The following items should be no closer to the wetland or creek than the setback line: buildings, streets, driveways, parking lots, above-ground utilities, and outdoor commercial storage or work areas.
- B. Development approvals should respect the separation from creek banks and protection of floodways and natural features identified in part A above, whether or not the setback line has been established.
- C. Features which normally would be outside the creek setback may be permitted to encroach where there is no practical alternative, to allow reasonable development of a parcel, consistent with the Conservation and Open Space Element.
- D. Existing bridges may be replaced or widened, consistent with policies in this Element. Removal of any existing bridge or restoration of a channel to more natural conditions will provide for wildlife corridors, traffic circulation, access, utilities, and reasonable use of adjacent properties.

#### 7.7.9 Tree Committee.

The Tree Committee will help implement Natural Communities policies through expanded tree preservation and planting programs.



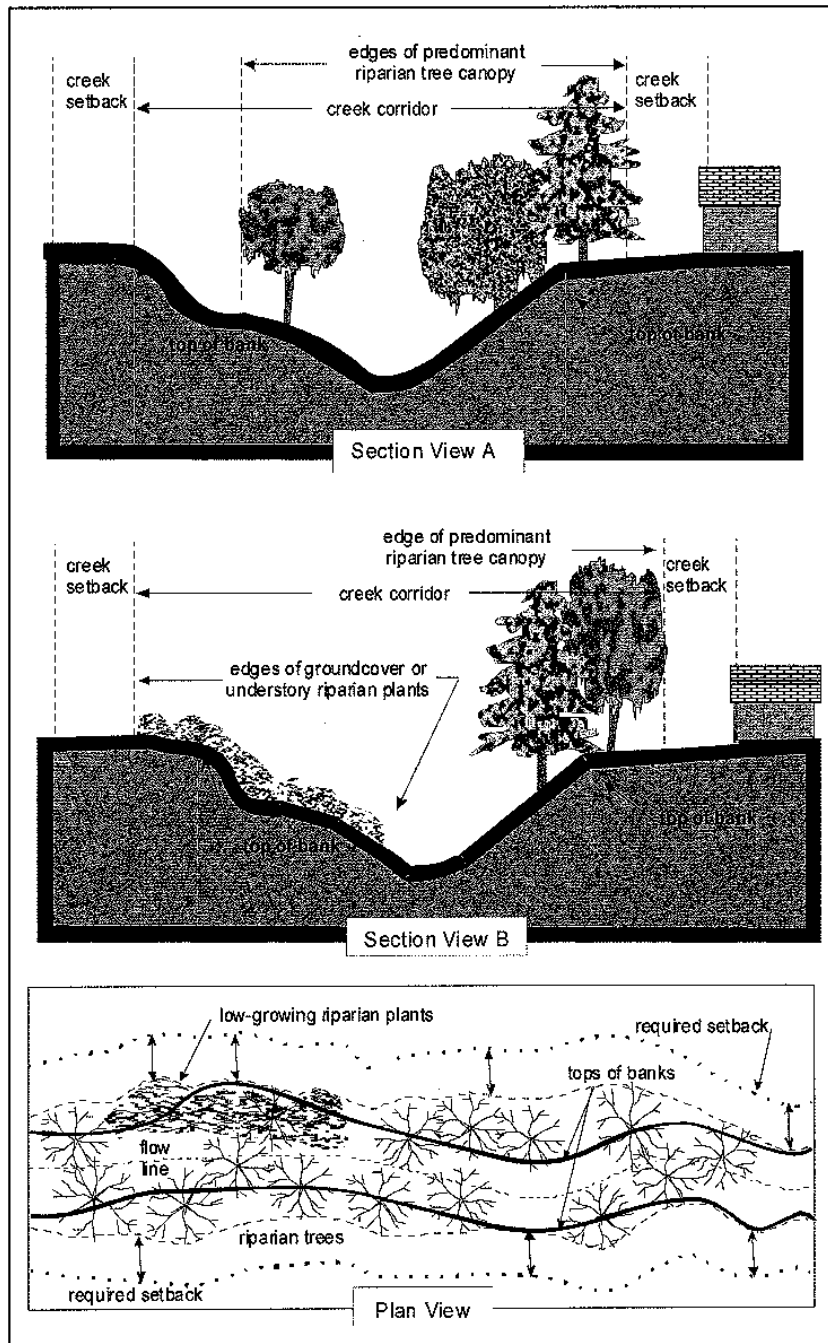
*Mature Coast Live Oak on the lower flanks of Bishop Peak*



## Conservation and Open Space

### THE GENERAL PLAN

**FIGURE 4: CREEK CORRIDOR AND SETBACKS**





## Conservation and Open Space

### THE GENERAL PLAN

**FIGURE 8 OPEN SPACE RESOURCES IN A SUBDIVISION**

